144.0	0006	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	732,600 / 732,600
					USE VALUE:	732,600 / 732,600
					ASSESSED:	732,600 / 732,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
206		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HYDE JONATHAN C
Owner 2:	ALLEN ELIZABETH P
Owner 3:	
Street 1:	206 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BARKER NATHANIEL A/ETAL -
Owner 2:	BARKER RACHEL B -
Street 1:	206 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,764 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1458 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5764.000	258,300		474,300	732,600
Total Card	0.132	258,300		474,300	732,600
Total Parcel	0.132	258,300		474,300	732,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 502.47 | /Parcel: 502.4

Legal Description

User Acct 94392

GIS Ref

GIS Ref

Insp Date 01/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 144.0-0006-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	258,300	0	5,764.	474,300	732,600	732,600	Year End Roll	12/18/2019
2019	101	FV	217,800	0	5,764.	444,700	662,500	662,500	Year End Roll	1/3/2019
2018	101	FV	217,500	0	5,764.	367,600	585,100	585,100	Year End Roll	12/20/2017
2017	101	FV	217,500	0	5,764.	338,000	555,500	555,500	Year End Roll	1/3/2017
2016	101	FV	217,500	0	5,764.	308,300	525,800	525,800	Year End	1/4/2016
2015	101	FV	205,800	0	5,764.	302,400	508,200	508,200	Year End Roll	12/11/2014
2014	101	FV	205,800	0	5,764.	281,000	486,800	486,800	Year End Roll	12/16/2013
2013	101	FV	205,800	0	5,764.	267,400	473,200	473,200		12/13/2012

!11268!

PRINT

Date	Time
12/11/20	01:27:28

LAST REV

Date	Time
02/12/18	08:25:44

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11268

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARKER NATHANIE	39744-432		6/30/2003		470,000	No	No		
HORSMAN ALBERT	26487-579		7/12/1996		185,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2001	327	Alterati	700	C				ATTIC STORAGE SPAC
4/7/1999	171	Redo Bat	6,000					REMODEL BATH
4/1/1998	162	Redo Kit	2,500					REMODEL KIT/BATH
4/28/1997	204	Manual	500					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
1/27/2018	Inspected	BS	Barbara S
12/1/2017	MEAS&NOTICE	HS	Hanne S
11/7/2008	Meas/Inspect	163	PATRIOT
10/2/2003	MLS	MM	Mary M
1/3/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/17/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	94392
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5764		Sq. Ft.	Site		0	80.	1.03	9									474,336						474,300	

Total AC/HA: 0.13232 | Total SF/SM: 5764 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 474,336 | Spl Credit | Total: 474,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	88300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	374353
Depreciation:	116049
Depreciated Total:	258303

COMMENTS

BK:16467 PG:393 648-7224 WALK UP UAT
SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	1999
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

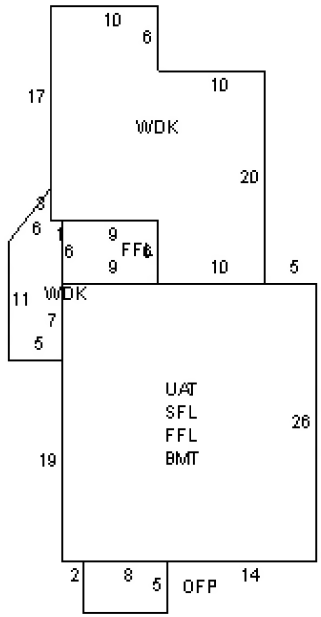
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	99.77
Final Total:	258300	Val/Su SzAd	198.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	678	175.480	118,977
BMT	Basement	624	52.640	32,850
SFL	Second Floor	624	175.480	109,501
WDK	Deck	467	8.140	3,802
UAT	Upper Attic	156	122.840	19,163
OFP	Open Porch	40	44.000	1,760

Net Sketched Area:	2,589			Total:	286,053
Size Ad	1302	Gross Are	3057	FinArea	1458

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0006-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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